

Initial Project Review

Major Amendment to a Preliminary Plat / Environmental Checklist: Crestview Village, Division 3, Lot 11

Application Numbers: 998222, 999397
Parcel Number: 5001120110

Mid-County Advisory Commission (MCAC) Public Meeting: January 10, 2023, at 6:30 p.m., at the Mid County Community Center, 10205 44th Avenue East, Tacoma, WA.

Proposal: The subject property has a vested zoning of C-1 and was designated as a commercial property from a previous Planned Development District (PDD). The major amendment seeks to change the allowed use of Lot 11 from Commercial to Multifamily and allow the construction of 6 townhomes. A new access will be provided from Vickery Avenue East for the homes. The proposal includes on-site improvements to landscaping and stormwater management as well.

Project Location: The site is in the Neighborhood Corridor (NCor) zone classification and Mid-County Community Plan area, located at 11114 Vickery Avenue East, Tacoma, WA, within the SE ¼ of the SE ¼ of Section 2, T19N, R3E, W.M., in Council District #2.

Review Summary: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, that some version of the proposal could be found to be consistent with the applicable codes and regulations, subject to conditions.

State Environmental Policy Act (SEPA): The proposal is being reviewed pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Environmental Official designate. No determination has been reached at this time.

County Contact: Dan Buhl, Senior Planner, 253-798-3268, dan.buhl@piercecountywa.gov

Pierce County Online Permit Information:

<https://pal.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=998222>



Project Data

Application Date: September 23, 2022, Major Amendment to a Preliminary Plat
October 12, 2022, Environmental Review

IPR Mailed Date: January 3, 2023

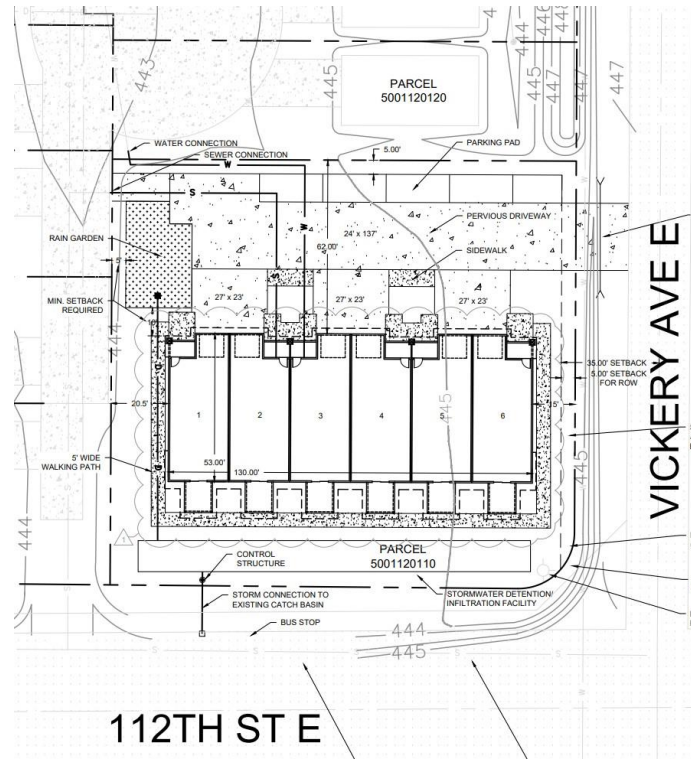
Property Owner/Applicant: Pete Appleton
LUFECO/PBA Partnership
301 2nd Avenue Northeast, Suite C
Puyallup, WA 98372 -3011
pete@appletonhomesnw.com

Agent: Lisa Klein, AICP
AHBL
2215 North 30th Street, Suite 300
Tacoma, WA 98403
lklein@ahbl.com

Public and Legal Notice

- *November 15, 2022*: Notice of Application and Public Meeting Notice, including the Mid County Advisory Commission (MCAC) public meeting information, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *December 1, 2022*: The site was posted with a Public Notice sign and confirmed with a Declaration of Posting.
- *December 27, 2022*, Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the MCAC.

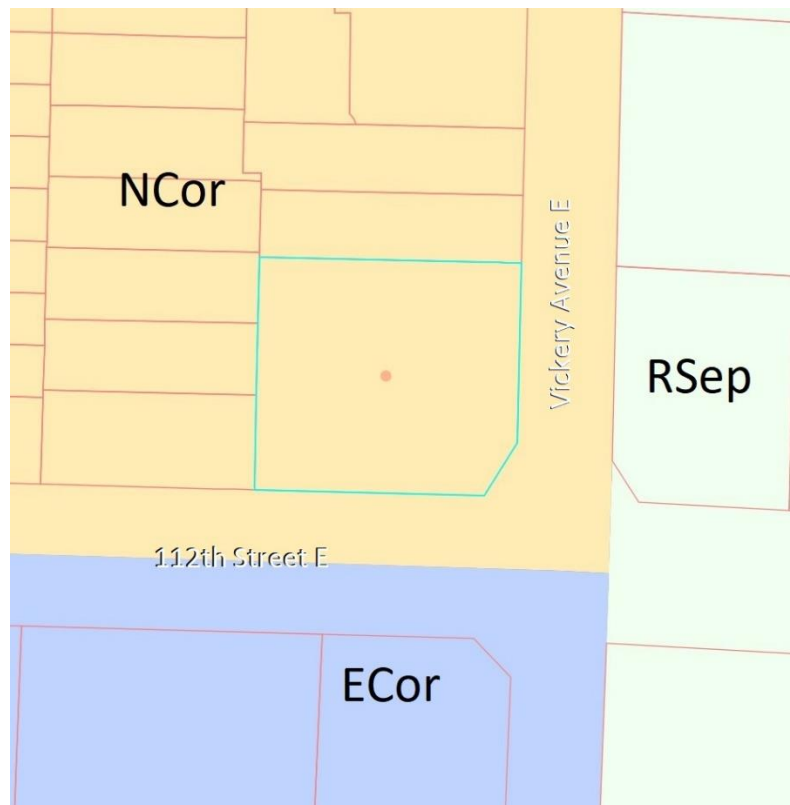
Major Amendment Plat Drawings



2021 County Aerial Photo



Zoning Map



Public and Agency Review Comments – Preliminary Plat

Pierce County received Comments, to date, on the plat from the following departments and agencies:

- **Fire Prevention Bureau (FPB):**
The FPB provided their last set of comments on November 10, 2022, and they are visible in the County online permit system. Comments of note include:
 1. A request for a Certificate of Water Availability (CWA)
 2. A request for proposed building height
 3. A request to locate a paved walking path

Currently, we are awaiting the FPB’s review of recently submitted documents.

- **Squaxin Island Tribe:**
In an email dated November 21, 2022, the Tribe noted they have no specific cultural resource concerns for this project area unless Washington State Department of Archaeological and Historic Preservation (DAHP) recommends a survey, or any other additional recommendations, they would concur with any of DAHP's recommendations.
- **Washington State Department of Ecology:**
Standard comments concerning Solid Waste Management, Toxics Cleanup and Water Quality/Watershed Resources Unit information were received on December 15, 2022, and can be found under the permit’s documents tab.

Surrounding Land Use / Zoning Designation

LAND USE		ZONING (Title 18A)
North	Single-family home	Neighborhood Corridor (NCor)
South	Single-family home/Education	Employment Corridor (ECor)
East	Single-family home	Rural Separator (RSep)
West	Single-family home	NCor

Utilities/Public Facilities

Utility service and public facilities are proposed as follows:

- Water - City of Tacoma
- Sewer- Pierce County
- Power - Tacoma Power
- School- Franklin Pierce School District

Governing Regulations

The proposal has been reviewed for conformance with the following goals, policies and requirements:

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 17B Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
- Title 18D Development Regulations - Environmental
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines

Initial Planning and Public Works (PPW) Staff Review for Consistency with Land Use Policies and Regulations

Development Regulations-General Provisions– Title 18

18.130.040 Major Amendment to Preliminary Plat

A. General Requirements. The following is required for all proposed amendments to a preliminary plat that exceed the minor amendment criteria, PCC 18.130.020 A.4.

1. The Department shall set a date for public hearing before the Examiner after all requests for Page 7 of 12 additional information or plan correction, as set forth in PCC 18.60.020 B., have been satisfied and, if applicable, either a determination of non-significance (DNS or MDNS) or EIS (FEIS or FSEIS), if required, has been issued. The public hearing shall follow the procedures set forth in Chapter 18.80 PCC, Notice, and Chapter 1.22 PCC, Pierce County Hearing Examiner Code.
2. Any amendment that requires a permit other than those granted in conjunction with the original preliminary plat approval shall require the approval of such permit before or with the decision on the proposed major amendment.

3. The Examiner's written decision on the major amendment shall include findings and conclusions, based on the record, to support the decision. The Examiner shall inquire into the public use and interest proposed to be served by the amendment of the subdivision and dedication. A proposed major amendment shall not be approved unless the Examiner makes written findings that:
 - a. The proposed major amendment addresses all applicable conditions of approval for the original permit;

Staff Comment: The applicant requests to use the subject property's change to the Neighborhood Corridor (NCor) zoning classification and utilize the increase in density from 6 to as many as 25 dwelling units per acre to develop a 0.55-acre parcel previously set aside as commercial land. This would increase the number of residences in Crestview Division 3 from 22 to 28 single-family dwelling units. Lot 11 of the PDD was originally classified as a commercial property and zoned as C-1, requiring a Major Amendment to now construct multifamily housing under the current NCor zoning.

With a request for the expansion of the number of lots, barring any significant findings from a traffic study, County staff will likely issue an Addendum to the original SEPA Determination dated October 18, 2002, rather than issue a new determination.

- b. Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, critical areas, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and
- c. The public use and interest will be served.

Staff Comment: Appropriate provisions are addressed through project requirements and recommended conditions in the Preliminary Plat/Planned Development District for Crestview Village III, dated January 17, 1994, as amended through this Major Amendment review.

- B. Approvals. The Examiner has the authority to approve or deny any proposed major amendment and may impose additional or altered conditions and requirements as necessary to assure that the proposal conforms with the intent of the Comprehensive Plan, applicable community plans, and other applicable County codes and state laws.

Development Regulations-Design Standards and Guidelines– Title 18J

Countywide Design Standards and Guidelines – 18J.15

The provisions of this Title apply throughout unincorporated Pierce County. Thresholds which establish design review are set forth in applicability Sections and Tables in the subsequent Chapters of this Title.

See 18J.15.040 F for landscape requirements in the newer NCor zone concerning dedicating 10% of the site for landscaping and required street trees. Other landscape requirements may count toward this requirement.

18J.15.085 Exterior Illumination. The applicable portions of this section will need to be complied with.

Any Landscaping will need to comply with 18J.15.100-130

Any required stormwater features will need to comply with 18J.15.170 Stormwater Facilities.

18J.15.185 Residential. This includes a setback standard from the single-family home to the north (18J.15.185 F), depending on the height of the units.

Mid-county Community plan Area Design standards and Guidelines 18J.70

Mid-County Community Plan Area Table 18J.70.020-1

18J.70.040 Mailbox Placement

18J.70.080 Building Design and Placement. Section B, both the Architectural Concept (1) and Architectural Relations (2)

Questions for MCAC Discussion and Consideration

Major Amendment to a Preliminary Plat:

- Is the plat proposal adequately addressing public health, safety and general welfare issues as discussed above? If no, what changes are recommended?
- Will the public use and interest be served by the proposal? If not, what changes are recommended?

General:

- Is the Major Amendment request consistent with the Pierce County Comprehensive Plan or the Mid-County Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

Crestview Village Div. 3, Lot 11 Major Amendment IPR MCAC-DB.docx